

Bryan County Board of Commissioners – Pre-Agenda Meeting – May 6, 2025

The pre-agenda meeting of the Bryan County Board of Commissioners was held on Tuesday, May 6, 2025, at 3:30 p.m. in Pembroke, in the Commission Meeting Room. The following members were present in person: Chairman Carter Infinger, Commissioner Gene Wallace, Commissioner Alex Floyd, Commissioner Jeff Nielsen and Commissioner Wade Price. Also present: County Administrator Ben Taylor, County Clerk Lori Tyson and County Attorney Aaron Kappler. The following staff were also present: Matthew Burns, Kirk Croasmun, Sara Farr-Newman, Amanda Clement, Ken Holton, Charlene Bunch, Brett Kohler, Riley Johnson, Nick Beard, Allison Padgett, Matt Montanye, Gage Hawkins and Eric G. Van Otteren. Glenn Durrene and Matthew Frazier from Thomas and Hutton were also present for the meeting.

Chairman Carter Infinger called the meeting to Order at 3:31 p.m.

The following **Non-Agenda Items** were presented:

1. P&Z Appointment – Matthew Ferreira Resignation – **Amanda Clement**
2. Safe Streets 4 All Grant Presentation – **Sara Farr-Newman**

The following **Consent Agenda** items were discussed:

1. Letter of Intent – Co-Location Verizon
2. Right-of-way Dedication – McAllister Pointe Phase 3
3. Acceptance of Right-of-Way Deed from SJC Properties, Inc. for Belfast Keller Road Improvements
4. Approval of Temporary Donation of Right-of-Way located at Old Cuyler Road and Jernigan Road from Bryan County, Georgia, to the Georgia Department of Transportation, for the extension of Old Cuyler Road
5. Intergovernmental Agreement with Screven County - Inmate Housing
6. Approval of Donation of Easement from Bryan County, Georgia, to Georgia Power Company

Sara Farr-Newman and Brett Kohler presented the Community Development Public Hearing items to the Commissioners:

1. M.E. Sack Engineering, representing Tai Nguyen – Second Reading of an Ordinance to Amend the Zoning Map for ± 4.5 acres – Parcel 054-026
2. M.E. Sack, Engineering, representing Tai Nguyen – Variance requests for reduced front setback and encroachment into a street yard – Parcel 054-026
3. Aaron Drew, representing Angel Shurling, - Second Reading of an Ordinance to Amend the Zoning Map for ± 2.5 acres – Parcel 030-020-05
4. Matt Hollingsworth, representing James Stanfield – Second Reading of an Ordinance to Amend the Zoning Map for ± 8 acres – Parcel 014-019-06

Sara Farr-Newman and Brett Kohler presented the following Community Development Non-Public Hearing item to the Commissioners:

1. Coleman Company, representing Caren Murphy – First Reading of an Ordinance to Amend the Zoning Map for ±25.09 acres – Parcel 061-066-03
2. Scott Allison, Coleman Company, representing ZIYA Investments 102, LLC, First Reading of an Ordinance to Amend the Zoning Map for ±0.98 acres – Parcel 0263-009-01
3. Trey Hewitt, representing Shaun Page, First Reading of an Ordinance to Amend the Zoning Map for ±1.59 acres – Parcel 024-012

Ben Taylor met with the Commissioners on the following proposed Agenda Items:

1. Second Reading of an Ordinance to Amend the Code of Bryan County, GA by adding Article III "Hotel and Motel Excise Tax" to Chapter 26 "Taxation"
2. Amendment #1 for Task Order #82 for Bryan Mega-Site On-Site Water & Sewer Infrastructure
3. Thomas & Hutton Task Order #125 for South Bryan Miocene Well and WTP
4. Thomas & Hutton Task Order #126 for Exit 82 Interchange GDOT Concept Report
5. Bid Award – Timber Trail HVAC Replacement
6. Bid Award – 2025 Dirt Road Paving Project
7. 2025 Local Road Assistance Administration Funds (LAR) & 2025 LMIG Safety Action Plan (SAR) Grants

At 4:15 p.m. a motion was made by Alex Floyd and seconded by Wade Price to go into Executive Session for the purposes of real estate, litigation and personnel. Vote 4:0, Motion carried unanimously.

The following proposed **County Attorney** agenda items were discussed in executive session:

1. Consideration of a Resolution to Condemn a property interest in Tax Parcel 025-050, Bryan County, Georgia (Parcel 8 of the Bryan County Mill Creek Church Road ROW Project; Owner: Rodney Roberson); to authorize the Chairman to execute documents in furtherance of the same; to authorize the County Attorney to proceed with proceedings in furtherance of the same; estimated just and adequate compensation: \$846.40 (TENTATIVE)
2. Consideration of a Resolution to Condemn a property interest in Tax Parcel 0302-034, Bryan County, Georgia (Parcel 39 of the Bryan County Mill Creek Church Road ROW Project; Owners: Linda Cabellero, Brenda Hamilton, Rose J. Smith, Carlotta Dukes, George Rudolph Johnson, John H. Johnson, and Yolander A. Johnson); to authorize the Chairman to execute documents in furtherance of the same; to authorize the County Attorney to proceed with proceedings in furtherance of the same; estimated just and adequate compensation: \$1,310.02 (TENTATIVE)
3. Consideration of a Resolution to Authorize Acquisition of Fee Simple Right-of-Way and Easement Interests from Tax Parcel 0251-049 & 0251-050 (Parcels 3 & 6 of the Bryan County Wilma Edwards Road/Church of God Road/HWY 280 Roundabout Project), Owner: T.M.R.P. Commercial, LLC, & T.M.R.P. Properties, LLC. (TENTATIVE)
4. Consideration of a Resolution to Authorize Acquisition of Fee Simple Right-of-Way and Easement Interests from Tax Parcel 0251-021-02 (Parcel 1 of the Bryan County Wilma Edwards Road/Church of God Road/HWY 280 Roundabout Project), Owner: ELAINE TERDOSLAVICH-SCHERL and SUSAN KARLIC, TRUSTEES OF THE ALDA SMILOVICH TERDOSLAVICH IRREVOCABLE TRUST, dated February 13, 2017, of the State of New York.
5. Consideration of a Resolution to Condemn a property interest in Tax Parcel 0251-021, Bryan County, Georgia (Parcel 2 of the Bryan County Wilma Edwards Road/Church of God Road/HWY 280 Roundabout Project; Owner: DK&D Ventures, LLC); to authorize the Chairman to execute documents in furtherance of the same; to authorize the County Attorney to proceed with proceedings in furtherance of the same; estimated just and adequate compensation: \$69,300.00 (TENTATIVE)
6. Consideration of a Resolution to Condemn a property interest in Tax Parcel 0251-047, Bryan County, Georgia (Parcel 8 of the Bryan County Wilma Edwards Road/Church of God Road/HWY 280 Roundabout Project; Owner: W.O. Newman & Blondean Newman); to authorize the Chairman to execute documents in furtherance of the same; to authorize the County Attorney to proceed with proceedings in furtherance of the same; estimated just and adequate compensation: \$5,600.00 (TENTATIVE)

7. Consideration of a Resolution to Condemn a property interest in Tax Parcel 054-062, Bryan County, Georgia (Parcel 1 of the Bryan County Brisbon Road Rehab and Sidewalk Project; Owner: Beatrice Simmons, Clarence Boles, Charles Boles, and Gary Boles, Individually and as Descendants of Washington Williams); to authorize the Chairman to execute documents in furtherance of the same; to authorize the County Attorney to proceed with proceedings in furtherance of the same; estimated just and adequate compensation: \$50.00 (TENTATIVE)
8. Consideration of a Resolution to Condemn a property interest in Tax Parcel 054-063, Bryan County, Georgia (Parcel 2 of the Bryan County Brisbon Road Rehab and Sidewalk Project; Owner: Beatrice Boles Simmons); to authorize the Chairman to execute documents in furtherance of the same; to authorize the County Attorney to proceed with proceedings in furtherance of the same; estimated just and adequate compensation: \$50.00 (TENTATIVE)
9. Consideration of a Resolution to Condemn a property interest in Tax Parcel 054-050, Bryan County, Georgia (Parcel 3 of the Bryan County Brisbon Road Rehab and Sidewalk Project; Owner: Bhupendra R. Patel); to authorize the Chairman to execute documents in furtherance of the same; to authorize the County Attorney to proceed with proceedings in furtherance of the same; estimated just and adequate compensation: \$50.00 (TENTATIVE)
10. Consideration of a Resolution to Condemn a property interest in Tax Parcel 054-064, Bryan County, Georgia (Parcel 4 of the Bryan County Brisbon Road Rehab and Sidewalk Project; Owner: Mae Devillars Boles, Charles E. Devillars, Mike A. Devillars, and Otis Devillars, Jr.); to authorize the Chairman to execute documents in furtherance of the same; to authorize the County Attorney to proceed with proceedings in furtherance of the same; estimated just and adequate compensation: \$50.00 (TENTATIVE)
11. Consideration of a Resolution to Condemn a property interest in Tax Parcel 054-049, Bryan County, Georgia (Parcel 5 of the Bryan County Brisbon Road Rehab and Sidewalk Project; Owner: Stella Mae Lataillade); to authorize the Chairman to execute documents in furtherance of the same; to authorize the County Attorney to proceed with proceedings in furtherance of the same; estimated just and adequate compensation: \$50.00 (TENTATIVE)
12. Consideration of a Resolution to Condemn a property interest in Tax Parcel 0542-057, Bryan County, Georgia (Parcel 14 of the Bryan County Brisbon Road Rehab and Sidewalk Project; Owner: Sylvia Lynn Mitchell); to authorize the Chairman to execute documents in furtherance of the same; to authorize the County Attorney to proceed with proceedings in furtherance of the same; estimated just and adequate compensation: \$50.00 (TENTATIVE)
13. Consideration of a Resolution to Condemn a property interest in Tax Parcel 0542-068, Bryan County, Georgia (Parcel 23 of the Bryan County Brisbon Road Rehab and Sidewalk Project; Owner: Ouieda Mae Davis Sisco); to authorize the Chairman to execute documents in furtherance of the same; to authorize the County Attorney to proceed with proceedings in furtherance of the same; estimated just and adequate compensation: \$50.00 (TENTATIVE)
14. Consideration of a Resolution to Condemn a property interest in Tax Parcel 0542-073, Bryan County, Georgia (Parcel 25 of the Bryan County Brisbon Road Rehab and Sidewalk Project; Owner: Michael R. Sisco); to authorize the Chairman to execute documents in furtherance of the same; to authorize the County Attorney to proceed with proceedings in furtherance of the same; estimated just and adequate compensation: \$50.00 (TENTATIVE)

15. Consideration of a Resolution to Condemn a property interest in Tax Parcel 0542-070, Bryan County, Georgia (Parcel 26 of the Bryan County Brisbon Road Rehab and Sidewalk Project; Owner: Michael R. Sisco); to authorize the Chairman to execute documents in furtherance of the same; to authorize the County Attorney to proceed with proceedings in furtherance of the same; estimated just and adequate compensation: \$50.00 (TENTATIVE)

At 5:12 p.m. the Board returned to the open meeting.

A motion was made by Alex Floyd and seconded by Jeff Nielsen to adjourn. Motion carried unanimously.

The meeting was adjourned at 5:27 p.m.